



Town of North Andover

Community Preservation Committee

400 Osgood Street North Andover, MA 01845

Community Preservation Act Project Submission Sheet

Submission Date: February 10, 2005

Submitter/ Contact Name: Heidi Griffin, Community Development and Services Director

Submitter's Address / Phone Number: 978-688-9533

.....400 Osgood Street

.....North Andover, MA 01845

Project Name: North Andover First Time Homebuyers Program.....

Project Description (attach additional pages, if needed)

...See attached sheet

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| FY | Total Cost | CPC Funds Requested | Other Funding? | Purpose: |
|--------------|------------|---------------------|----------------|--|
| 2005 | \$450,000 | \$450,000 | | <input type="checkbox"/> Open Space |
| 2006 | | | | <input type="checkbox"/> Historic Preservation |
| 2007 | | | | <input checked="" type="checkbox"/> Affordable Housing |
| 2008 | | | | <input type="checkbox"/> Recreation |
| 2009 | | | | |
| Total | \$450,000 | \$450,000 | | [Please check all that apply] |

How does this project help preserve North Andover's character? ...See attached sheet

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Is this project affiliated with any Town Board, Department, or Committee? . Yes – See attached sheet

For Community Preservation Committee Use Only:

Received:

Associated Town Committee:

Reviewed on:

Determination:

Project Description:


This project will institute a first-time homebuyers program for the Town of North Andover, with the assumption that it will benefit ten families per fiscal year with a downpayment of \$20,000 each. This would entail \$200,000 for FY'05 and \$200,000 for FY'06. The remainder of the funds requested [\$50,000] would be utilized to pay the NorthShore Housing Trust for staff training for the implementation of the program [\$31,500] and \$19,500 to pay Coastal for the required first-time homebuyer educational training programs and lottery assistance that the program should dictate.

Please see the attached scope of services for further detail on the program.

How does this project preserve North Andover's character?

North Andover, traditionally, has had a mixture of housing types and prices. This diversity has been eroding for some time, with the escalation of land prices, tear-downs of a few smaller more affordable houses, and the conversion of rental units to condominiums. The Master Plan of 2000 and the Community Development Plan of 2004 both support maintaining the diversity of housing. Specifically the Master Plan states that "Ironically, because our Town values its rural identity and tries to reinforce the same with zoning and subdivision laws, these same laws make it more expensive to live here and they contribute to housing affordability problems for some of our residents. *Moreover, they create barriers to moving to North Andover for families of moderate means*".

Furthermore, the Community Development Plan not only acknowledges the need for a first-time homebuyers program, but also the need for staff implementation and training.....see the below excerpt:

 Successful housing programs require adequate implementation capacity. The town should assign responsibility for housing policy coordination to a professional staff member and/or one or more qualified volunteers. Effective networking with regional housing organizations to make optimum use of available housing development resources.

This program will ensure that the condominiums and more affordable houses will be maintained in perpetuity as affordable and will provide local residents the opportunity to live in North Andover rather than have to move to adjacent communities with more affordable housing.

Is this project affiliated with any Town Board, Department, or Committee?

Yes. The consultant will be working with the Community Development and Services Director for staff training. When training is completed, the Community Development Director and its administrative assistant will maintain the program.